

## Questions for Hotel RFP Pre-Bid Meeting

1. Is a time frame established for the lease length? To be negotiated
2. Can developers propose less than 600 keys? No
3. Is Section 50.170 negotiable? No
4. How long is the pedway supposed to be? To be determined by the placement of the Hotel
5. How far is it to get across the road? 102 LF +/-
6. Can the hotel be on plot 1 or plot 2? Yes, although you must submit a plan for only plat #1.
7. Can they use any of plot 1 for parking? Yes
8. What are the parking regulations? To be determined by the developer and KEC
9. Are there zoning restrictions? No, it is State owned property
10. What height are we proposing to get approved on form 7460? 200 feet
11. Is it fair to say 200 ft is a limit the developers can use. No we haven't been given approval yet.
12. What is the height of the existing DOT building? 36 feet +/-
13. Is there going to be a prevailing wage on this project? No
14. Are the bonding requirements for developers negotiable? The construction bond is not negotiable.
15. Who will be responsible for the demolition and remediation costs? The developer
16. Has the State done anything with the abatement? No
17. Who is responsible for the abatement costs? The developer
18. Has a survey been done of the DOT building? No
19. Are there any underground tanks under this building? To our knowledge no
20. How old is the DOT building? 40+ years
21. When will the DOT building be available for demolition ? December, 2007.
22. Are there any property tax abatements? Property tax would be on the leasehold interest only with none on the state property.
23. Are there any other credits or tax credits? No
24. Is Finance involved? Not at this time
25. When proposals are submitted what are the next steps? The proposals will be evaluated and reduced to a list of 3. Oral presentations will be requested from the list of 3. Oral presentations will then be evaluated and a developer will be chosen. Negotiations will be started at that time with the successful developer.
26. Is there a specific design expected at the time of the proposal submission? Developers are requested to give us as much information as possible to secure their place in being selected to the short list of 3.
27. Is there a 3<sup>rd</sup> plot at the Development site? No
28. Is the current Phillips Lane parking lot available to be integrated into the parking for the new facility? No
29. What kind of facility for the pedway will be needed for access control? The developer is to come up with a plan and submit it in their proposal.
30. Whose responsibility is it for the maintenance, heating and air of the pedway? The Developer

31. Will the KSFB be providing employees to operate the admissions of patrons from the pedway? It is anticipated a plan will be developed with the lease.
32. When is construction anticipated to begin? January of 2008
33. Is there a penalty on the completion date? Not at this time.
34. What is the access off of Phillips Lane going to be? That is up to the developers to come up with a plan. Access to the inside of KEC is to be from Phillips Lane and over the top of some kind of wall into the South Wing C via the Pedway.
35. Where is access to the parking for the hotel? It should be off of Phillips Lane.
36. Are there any events that would create a need to halt construction? There are some events that could hamper construction but should not halt construction.
37. Do we have any plans that show the easements? No, the developer may contact BTM Engineering and procure them.
38. Are there any retention basins on the site? No
39. Who did the site map? John Thomas with BTM Engineering Inc.
40. When do we expect to hear back from the FAA? Don't know.
41. Who are we dealing with at the FAA? A name has not been provided, only the agency.
42. Where do we send questions? You can fax them to Jerry Frantz at 502-367-5270 or email him at: [jfrantz@ksfb.ky.gov](mailto:jfrantz@ksfb.ky.gov). The questions and answers will be posted on the website.
43. After the short list what is the time frame? Developers will be given 2-4 weeks to prepare their oral presentations.
44. Whose responsible for completing the pedway in the South Wing C? The developer
45. Who will handle the air conditioning and heating inside the South Wing C lobby? The Developer
46. Was the steel hung in South Wing C in anticipation of a pedway? Yes
47. Can a developer schedule a site visit with their consultant? Yes just contact Jerry Frantz at 502-367-5252 and he can schedule it for you.
48. What is the intent of where the pedway is going? To connect the Hotel to KEC
49. Is it our intent to stay at the elevation of the steel inside the South Wing C? Yes
50. Can the hotel handle their own parking? Yes
51. Are there going to be any set asides for events? To be negotiated.
52. Can you define the retention water and storm water requirements of MSD? There is an existing agreement between MSD & KEC that will be used.
53. Is the DOT building one floor? It is a 2 story building with a half basement.
54. When are the written questions due? They will be due by Friday August 25, 2006 c.o.b.